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Patio furniture by Ackchairs

Article published on November 29th 2011 | Shopping

When your house is on the market, home staging is one of the most important steps you can take to make sure your house stands out. Potential buyers must be able to envision living in your house and understand how to use every room, indoors and out. Make sure you devote as much time to staging your deck or patio as you do your living room and master bedroom. The reward could be greatâ€”a quick sale at your asking price!

First and foremost, if you do not have a patio furniture set, go out and buy one! It may feel funny shopping for patio furniture for a home youâ€™re leaving behind, but unless some tenacious buyers try to work it in the purchase-and-sale agreement, you will be taking your new set with you. In the meantime, it will prove very useful in showing prospects what itâ€™s like to entertain and cook out on your patio.

With that behind you, it is time to move on to smaller details. Follow these smart tips to frame your patio furniture and its surroundings in the most flattering light:

-If your patio is directly off your den or family room, try tying your patio dÃ©cor to that of its neighboring interior space. The best way to do this is to buy patio furniture cushions in a color similar to the upholstery inside.

-Make sure your grill is sparkling clean, and stage it by bringing out the grill tools and setting them up, along with condiments like A1 Sauce.

-Totally de-clutter your patio or deck. Like all the rooms in your house, the patio should be as tidy as possible during showings so buyers can get a good feel for the space without being distracted by your personal belongings.

-Make any needed repairs. Projects to tackle include broken or rodding deck boards, crumbling brick or concrete, and ailing steps and railings. And never underestimate what a fresh coat of paint or staining can do to transform your deck.

-Create a fun tabletop spread with an eye-catching centerpiece, candles, and placemats to bring out the inner host and hostess in all of your prospects.

-Donâ€™t skip flowering plants, which make everything a little bit nicer!

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Article Keywords:
plastic Adirondack chairs,resin Adirondack chairs,plastic Adirondack chair,resin Adirondack chair,patio tables,patio furniture,patio chairs.

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